

MINUTES OF THE RUTHERFORD COUNTY PLANNING COMMISSION

January 22, 2008—9:00 AM

PRESENT

CHAIRMAN: Steve Wright

Ronnie Harrill

VICE CHAIR: Marshall Atchley

Dwayne Harris

SECRETARY: Jim Still

Jim Huffstickler

COUNTY PLANNER: Danny Searcy

Phillip Miller

PLANNING DIRECTOR: Hicks Owens

Harold Thompson

Mike Hager

Kim Warner

QUEEN'S GAP - Progress Report—Jim Kiefner will now be the contact for Queen's Gap rather than Luke Edwards. Roads are at the halfway point—exactly where they should be-- which is a good sign. Water and sewer are underway for permitting. NCDENR inspected the site last week and approved construction thus far.

HUNTER'S GLEN, Withdrawn.

CAROLINA PEAKS, Phase 1 Revision. 25 lots on 32 acres—Developer has made revisions to Ginger Lane, including alterations to lot lines—in full compliance with our regulations. Site looks good to County Planner. Ginger Lane does not have ROW delineation and surveyor will add this. Motion to approve by Mike Hager; seconded by Jim Still. PC voted unanimously to approve.

PINEHURST, Preliminary. This was approved in July, 2006, to have grandfathered roads, but this s/d missed deadline for final. Developers are asking if they can still be considered for grandfathered roads or maybe just do 6 lots as a minor s/d. David Odom made appeal to PC to let this s/d be grandfathered as there are not enough lots for the developer to make this endeavor profitable to do DOT roads. Motion by Mike Hager to grant a 1-year extension with grandfathered roads; seconded by Jim Huffstickler. PC voted unanimously to approve.

The RANCHES at MOUNTAIN CREEK, Phase II variance request on bridge and adjacent road. Requesting 500-foot portion of this road to allow greater grade than 12% but less than 18%, as well as the collector road, due to topography as it crosses the creek. It will be incredibly difficult, states Odom, to grade this area. This is planned to be gated community with tso separate ingress/egress to NCDOT roads. Area for 2 lots is about 2500 feet. County Planner said that DOT doesn't provide comment on whether they would allow variance on private roads. He recommends to have statement on plat that there is a portion of road that may never be taken over by DOT (if petitioned). Other discussion is to ensure that the bottom of bridge to meet/exceed flood requirements for 100-year flood plain. Probable date of 3 months preliminary plat reflecting second phase. Mike Hager made motion to approve; seconded by Ronnie Harrill. PC voted unanimously to approve.

KING PLANTATION, Variance. Preliminary already approved, but wants variance on the single entrance roadway on a section that spans about 500-600 feet into s/d from Union Rd.

Key concern of County Planner is that this is in a protected watershed. He asked Odom which action would be most harmful... the velocity of runoff from an 18% road or the cut/fill to comply with 12%? County Planner recommends postponing action one month to further research and work on this issue with engineer. PC unanimously tabled any action pending additional reports.

Other Business:

Watershed Review Board hearing for Appeal from RCCAP on Watershed Permit for Henrietta Quarry. See resulting order attached.